



**68 Parc Gwernen, Tycroes, Ammanford, SA18 3PR**

**Offers in the region of £155,000**

We have pleasure in offering for sale this modern semi-detached property set in an estate of similar style properties on the edge of the village of Tycroes with easy access to the M4 motorway and Ammanford town centre. Accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen, 2 bedrooms and bathroom installed in June 2025. The property benefits from gas central heating, uPVC double glazing, off road parking for two cars to side and EV charging point, rear garden and timber shed.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with laminate floor, radiator and coved ceiling.

## Downstairs WC

3'8" x 5'2" (1.13 x 1.58)



with low level flush WC, vanity wash hand basin, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

## Lounge

15'5" x 12'3" (4.70 x 3.74)



with stairs to first floor, under stairs cupboard, laminate floor, radiator, coved ceiling and uPVC double glazed window to front. Opening to

## Kitchen

7'2" x 12'2" (2.20 x 3.71)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, laminate floor, radiator, coved ceiling and uPVC double glazed window and door to rear.

## First Floor

## Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to side.

## Bedroom 1

8'7" x 12'2" (2.62 x 3.71)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to front.

## Bedroom 2

7'3" x 9'11" (2.21 x 3.04)



with fitted wardrobe, radiator, coved ceiling and uPVC double glazed window to rear.

## Bathroom (installed June 2025)

6'5" x 5'5" (1.97 x 1.67)



recently installed with low level flush WC, pedestal wash hand basin, walk in electric shower, part respatex walls extractor fan, radiator and coved ceiling.

## Outside



with gravelled garden and side drive to front with EV charger and side access to enclosed rear garden with timber shed, gravelled areas, lawned garden and patio area.

## Services

Mains gas, electricity, water and drainage.

## NOTE

All photographs are taken with a wide angle lens.

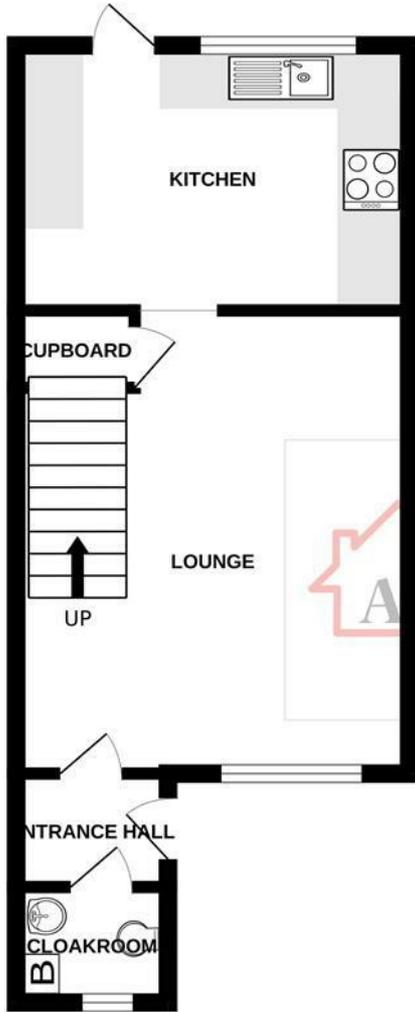
## Council Tax

Band C

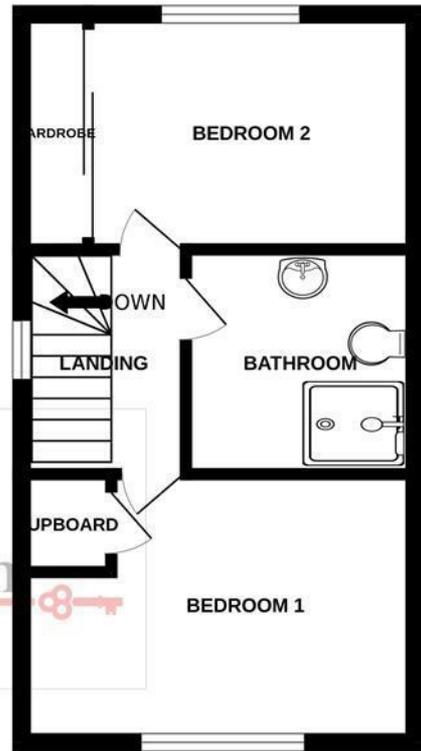
## Directions

Leave Ammanford on Wind Street and go straight over the roundabout, fork left into New Road. Proceed through Pantyffynnon, over the railway line and up the hill towards Tycroes. Turn left into Fforestfach, follow the road and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.

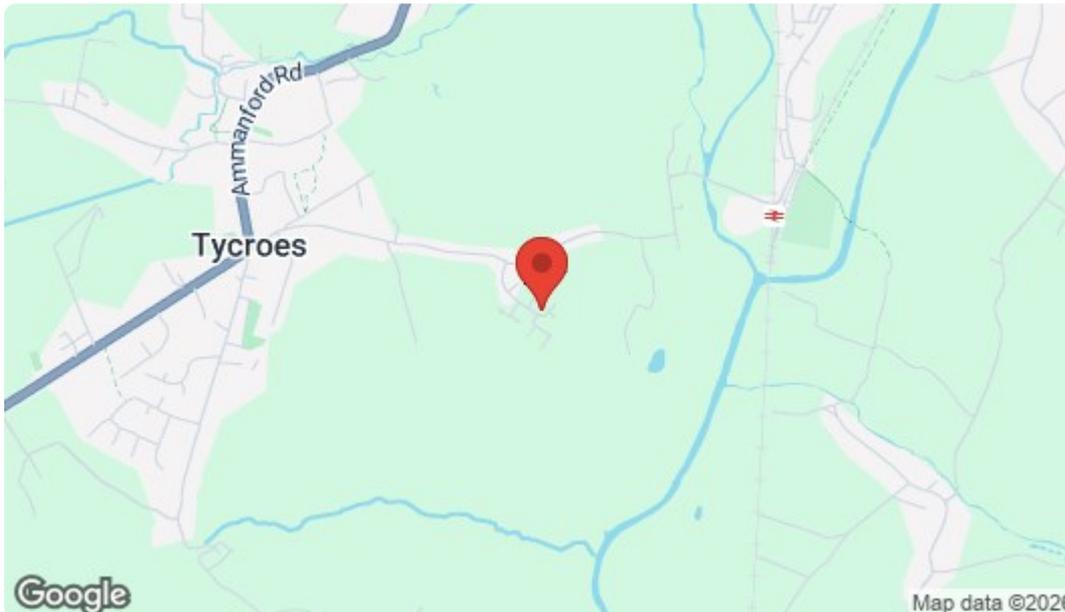


1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.